



Baltimore County 2016 Comprehensive Zoning Map Process

Log of Issues - District 1

February 23, 2016

Issue Number 1-001		Petitioner Abdollah Shams Pirzadeh		Location Southeast side of Gordon Ave and West of Belmont Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 3.5	0.08	BM	3.75	BM	3.75
OR 2	4.29	MLR	0.63	MLR	0.63
4.37		4.38		4.38	
Comments with site plan					

Issue Number 1-002		Petitioner John Glenn Corbitt		Location South of Edmondson Ave and east of Dutton Ave, part of 1603 Edmondson Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 2	0.13	BL	0.26	BL	0.26
RO	0.55	RO	0.41	RO	0.41
0.68		0.67		0.67	
Comments					

Issue Number 1-003		Petitioner Antiques @ 911, LLC		Location Northwest corner of South Beechfield Ave and Ridge Dr	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5	0.30	BL	0.30	DR 5.5	0.30
0.30		0.30		0.30	
Comments					



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Issue Number 1-004		Petitioner The Goodwin Investments, LLC		Location East side of Melvin Ave, 360' south of Midvale Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 2	2.24	DR 5.5	2.22	DR 2	2.24				
		OT	0.01						
	2.24				2.24				
			2.23						

Comments

Issue Number 1-005		Petitioner The Goodwin Investments, LLC		Location North side of Edmondson Ave, 300' west of Winters Ln	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 2	1.84	BL or CB	1.90	DR 2	1.84
DR 5.5	0.06			DR 5.5	0.06
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1.90		1.90		1.90	
				Planning Board Recommendations	
				County Council Decision	

Comments

Issue Number 1-006		Petitioner Whalen Properties		Location 4807 Leeds Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
Planning Board Recommendations		County Council Decision			
BL	0.50	BM	0.51	BM	0.51
0.50		0.51		0.51	

Comments



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Issue Number 1-007		Petitioner Whalen Properties		Location Both sides of West Kenwood Ave, north of Wilkens Ave and southwest of I-695. Includes 320 - 338 West Kenwood Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	9.92	BM	14.75	BM	14.75				
RO	4.84								
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14.76		14.75		14.75					
Comments									

Issue Number 1-008		Petitioner Joanne Booth		Location 623 Edmondson Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
RO	0.39	BL	0.39	BL	0.05				
				RO	0.34				
<hr/>		<hr/>		<hr/>					
0.39		0.39		0.39					
Comments									

Issue Number 1-009		Petitioner John Glenn Corbitt		Location Northwest corner of Frederick Rd and Hillside Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 1	0.02	BL	0.57	BL	0.04				
DR 2	0.08			RO	0.53				
RO	0.46								
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0.56		0.57		0.57					
Comments See Issue 1-018									



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Issue Number 1-010		Petitioner Stilling Properties, LLC		Location 6124, 6126, and 6132 Edmondson Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
BL	1.13	BL AS	1.50	BL AS	1.12
DR 5.5	0.39			DR 5.5	0.39
	1.52		1.50		1.51

Comments

Issue Number 1-011		Petitioner MAH Mountain, LLC		Location 6567 Baltimore National Pike	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5	0.07	BR	0.07	BR	0.07
	0.07		0.07		0.07

Comments

Issue Number 1-012		Petitioner Episcopal Church of Christ the King		Location 1930 Brookdale Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5	7.42	BL	3.15	DR 5.5	7.42
	7.42	DR 5.5	4.27		7.42
			7.42		

Comments pending further information



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Issue Number	1-013	Petitioner	Jalil Saberian	Location	6118 Old Frederick Rd		
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 5.5	0.26	BL	0.18	DR 5.5	0.26		
		DR 16	0.08				
	0.26				0.26		
			0.26				
Comments	pending further information						

Issue Number	1-014	Petitioner	Lorraine Marie Parsons	Location	1600 Frederick Rd		
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 3.5	1.63	BL	1.55	BL	0.16		
		DR 16	0.07	DR 16	0.07		
	1.63			DR 3.5	1.39		
			1.62				
					1.62		
Comments							

Issue Number	1-015	Petitioner	JC BAR Properties, Inc	Location	4703 - 4709 Wilkens Ave		
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 5.5	2.95	BL	3.00	BL	3.00		
RO	0.05						
			3.00		3.00		
	3.00						
Comments							



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Issue Number	1-016	Petitioner	Cunningham Communication, Inc	Location	West side of North Rolling Rd, 600' north of Powers Ln	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations	County Council Decision
BL	0.02	BL	6.73	BL	6.73	
DR 1	6.45					
DR 2	0.26		6.73	6.73		
6.73						
Comments	See Issue 1-017, 1-020, 1-026, 1-027					

Issue Number	1-017	Petitioner	A&I Realty, LLP	Location	North side of Powers Ln, 1,000' west of Rolling Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations	County Council Decision
DR 1	2.59	BM	3.94	BM	3.14	
DR 2	1.35			DR 1	0.80	
3.94		3.94		3.94		
Comments	See Issues 1-016, 1-020, 1-026, 1-027; with covenant					

Issue Number	1-018	Petitioner	Windsor Mill Gospel Hall	Location	Northeast corner of Frederick Rd and Hillside Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations	County Council Decision
DR 2	0.13	BL or CB	1.17	ROA	1.17	
RO	1.05					
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1.18		1.17		1.17		
Comments	See Issue 1-009					



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Issue Number 1-019		Petitioner Carter Paving & Excavating, Inc.		Location Northeast corner of Washington St and Hannah Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 2	0.75	BR	0.75	BR	0.75
<hr/>		<hr/>		<hr/>	
0.75		0.75		0.75	
Comments					

Issue Number 1-020		Petitioner Mile One Acquisitions, LLC		Location 1924 & 1928 Powers Ln	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 2	1.17	BM	2.08	DR 2	1.18
RO	0.90			RO	0.90
<hr/>		<hr/>		<hr/>	
2.07		2.08		2.08	
Comments See Issues 1-016, 1-017, 1-026, 1-027					

Issue Number		1-021		Petitioner		Greenfield Partners		Location		5001 Washington Blvd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations				Planning Board Recommendations		County Council Decision	
MH IM	42.31	BM IM	23.95	MH IM	42.31						
ML	9.08	RAE 2	41.29	ML	9.08						
ML IM	13.84			ML IM	13.84						
65.23		65.24		65.23							
Comments											



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Issue Number 1-022		Petitioner Vincent Anthony Geppi		Location 2318 - 2322 Powers Ln					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 2	0.26	BM	2.63	BM	1.06	<hr/>		<hr/>	
DR 3.5	2.37			DR 2	0.26				
	2.63		2.63	DR 3.5	1.31				
					2.63				

Comments

Issue Number 1-023		Petitioner Southwest Properties, LLC		Location Southeast corner of Southwestern Blvd and I-695					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	2.47	ML IM	2.47	ML	2.47				
2.47		2.47		2.47					

Comments

Issue Number 1-024		Petitioner Waheed A Chano		Location 1402 North Rolling Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	1.00	DR 5.5	1.00	DR 3.5	1.00				
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1.00		1.00		1.00					

Comments



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Issue Number 1-025		Petitioner Raaj, LLC		Location 6901 - 6909 Dogwood Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 16	0.24	BM	9.04	BM	0.04
DR 5.5	4.72			DR 16	0.01
MLR	4.08		9.04	ML	8.99
	9.04			9.04	
Comments See Issue 4-018					

Issue Number 1-026		Petitioner Department of Planning		Location 1922 Powers Lane	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 2	0.20	DR 2	0.20	DR 2	0.20
	0.20		0.20	0.20	
Comments See Issues 1-016, 1-017, 1-020, 1-027					

Issue Number 1-027		Petitioner Department of Planning		Location 1942 Powers Lane	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 1	0.45	DR 1	0.45	DR 1	0.45
DR 2	2.45	DR 2	2.45	DR 2	2.46
	2.90		2.90	2.91	
Comments See Issues 1-016, 1-017, 1-020, 1-026					



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Issue Number 1-028		Petitioner County Council		Location East side of Shelbourne Rd, 250' south of Locust Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	1.17	DR 1 NC	1.17	DR 5.5	1.17				
	1.17		1.17		1.17				

Comments

Issue Number 1-029		Petitioner County Council		Location 1200 Sulphur Spring Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	10.93	DR 1 NC	11.06	DR 3.5	10.93				
DR 5.5	0.24	DR 5.5	0.12	DR 5.5	0.24				
11.17		11.18		11.17					

Comments

Issue Number 1-030		Petitioner County Council		Location 1211 Elm Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 10.5	9.13	DR 1 NC	9.27	DR 10.5	9.13				
DR 5.5	0.13			DR 5.5	0.13				
	9.26		9.27		9.26				

Comments



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Issue Number		Petitioner		Location	
1-031		County Council		Southeast of Francis Ave, northeast of Selford Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 3.5 0.39		DR 1 NC 9.68		DR 3.5 0.39	
DR 5.5 9.36		DR 3.5 0.08		DR 5.5 9.36	
9.75		9.76		9.75	

Comments

Issue Number		Petitioner		Location	
1-032		County Council		6601 Baltimore National Pike	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
BR 1.98		BR 0.32		BR 1.98	
DR 5.5 28.45		DR 1 30.11		DR 5.5 28.45	
30.43		30.43		30.43	

Comments

Issue Number		Petitioner		Location	
1-033		County Council		501 North Rolling Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
BR CCC 0.10		BR CCC 0.08		BR CCC 0.10	
DR 1 2.04		DR 1 NC 40.83		DR 1 2.04	
DR 2 38.74		DR 5.5 0.28		DR 2 38.74	
DR 3.5 0.06		OR 1 0.07		DR 3.5 0.06	
DR 5.5 0.32				DR 5.5 0.32	
41.26		41.26		41.26	

Comments



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Issue Number 1-034		Petitioner County Council		Location 1900 Northeast Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 2	3.10	BR	0.23	DR 2	3.10				
		DR 1 NC	2.87						
	3.10		3.10		3.10				

Comments

Issue Number 1-035		Petitioner County Council		Location North side of Sulphur Spring Rd, opposite 2203 Sulphur Spring Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	2.63	DR 1 NC	2.72	DR 5.5	2.63				
ML IM	0.07			ML IM	0.07				
2.70		2.72		2.70					

Comments

Issue Number 1-036		Petitioner County Council		Location East side of Baltimore Ave, south of 5th Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	3.58	DR 1 NC	3.58	DR 5.5	3.58				
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3.58		3.58		3.58					

Comments



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Issue Number 1-037		Petitioner County Council		Location North side of 3rd Ave, west of Hollins Ferry Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	21.35	DR 1 NC	21.35	DR 5.5	21.35				
21.35		21.35		21.35					
Comments									

Issue Number 1-038		Petitioner County Council		Location South of Hollins Ferry Rd, east of Ryerson Cir					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 10.5	7.19	DR 1 NC	7.19	DR 10.5	7.19				
	7.19		7.19		7.19				
Comments									

Issue Number 1-039		Petitioner County Council	Location 3326 Bero Rd		
Existing Zoning and Acres		Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision
DR 10.5	6.89	DR 1 NC	7.86	DR 10.5	6.89
DR 5.5	0.97			DR 5.5	0.97
			7.86		
	7.86			7.86	
Comments					



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Issue Number 1-040		Petitioner County Council		Location Southeast corner Walnut Rd and Virginia Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5 4.34		DR 1 NC 4.08		DR 5.5 4.34	
		DR 10.5 0.26			
4.34		4.34		4.34	

Comments

Issue Number 1-041		Petitioner County Council		Location 2828 Oak Grove Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5 11.26		DR 1 NC 11.38		DR 5.5 11.26	
ML 0.13				ML 0.13	
11.39		11.38		11.39	

Comments

Issue Number 1-042		Petitioner County Council		Location 2414 Westchester Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 2 5.78		DR 1 NC 5.78		DR 2 5.78	
5.78		5.78		5.78	

Comments



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Issue Number 1-043		Petitioner County Council		Location Southeast side of Gwynn Oak Ave, northeast of Gwynn Lake Dr					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	1.25	DR 1 NC	1.25	DR 5.5	1.25				
1.25		1.25		1.25					

Comments

Issue Number 1-044		Petitioner County Council		Location 5980 Windsor Mill Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	13.29	DR 1 NC	13.29	DR 5.5	13.29				
13.29		13.29		13.29					

Comments

Issue Number 1-045		Petitioner County Council		Location Between Forest Park Ave and Granville Rd, north of Harwall Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 10.5	9.30	DR 1 NC	9.30	DR 10.5	9.30				
	9.30		9.30		9.30				

Comments



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Issue Number 1-046		Petitioner County Council		Location 27 Main Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5	29.22	DR 1 NC	29.22	DR 5.5	
	29.22		29.22	29.22	
Comments					

Issue Number 1-047		Petitioner County Council		Location Southeast side of Chesworth Rd, between Gilston Park Rd and Keithmont Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 5.5	18.38	DR 1 NC	18.38	DR 5.5	
	18.38		18.38	18.38	
Comments					

Issue Number 1-048		Petitioner County Council		Location 1437 Rolling Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 3.5	20.95	DR 1 NC	20.84	DR 3.5	
	20.95	DR 5.5	0.11	20.95	
			20.95		
Comments					



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Issue Number		Petitioner		Location	
1-049		County Council		South side of Security Blvd, east of Fairbrook Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 16 0.55		DR 1 NC 7.54		DR 16 0.55	
DR 5.5 6.99		7.54		DR 5.5 6.99	
7.54				7.54	

Comments

Issue Number		Petitioner		Location	
1-050		County Council		South side of Devere Ln, east of Hillside Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 2 2.09		DR 1 NC 2.03		DR 2 2.09	
DR 5.5 0.02		DR 5.5 0.08		DR 5.5 0.02	
2.11		2.11		2.11	

Comments

Issue Number		Petitioner		Location	
1-051		County Council		North of Edmondson Ave at terminus of Melvin Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	
DR 2 4.13		DR 1 NC 4.11		DR 2 4.13	
DR 5.5 0.01		DR 5.5 0.03		DR 5.5 0.01	
4.14		4.14		4.14	

Comments



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Issue Number		1-052		Petitioner		County Council		Location		North of the Patapsco River, along River Rd, Thistle Rd, and South Hilltop Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision			
DR 1	27.93	RC 2	49.26	DR 1	27.93						
DR 2	17.02			DR 2	17.02						
RC 2	4.29		49.26	RC 2	4.29						
49.24				49.24							
Comments											

Issue Number 1-053		Petitioner County Council		Location North side of Hollins Ferry Rd, east of Tucker Cir					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 10.5	0.08	DR 1 NC	4.23	DR 10.5	0.08				
DR 16	0.93			DR 16	0.93				
DR 5.5	3.21		4.23	DR 5.5	3.21				
	4.22				4.22				
Comments									



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Issue Number 1-054		Petitioner County Council		Location South of Oella Ave, west of Old Frederick Rd, and north of Frederick Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 1	104.08	DR 1	0.49	DR 1	104.08
DR 2	39.05	DR 1 NC	142.17	DR 2	39.05
		DR 3.5	0.48		
	143.13		143.14	143.13	
Comments					

Issue Number 1-055		Petitioner County Council		Location South of Bloomingdale Ave, west of Bloomsbury Ave, and east of Mellor Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
BM	0.12	BM	0.05	BM	0.12
DR 2	7.26	DR 1 NC	7.44	DR 2	7.26
OR 1	0.10			OR 1	0.10
	7.48		7.49	7.48	
Comments					



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Issue Number 1-056		Petitioner County Council		Location South of Frederick Rd, west of Maple Ave, and east of South Hilltop Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
DR 1	0.43	DR 2	0.04	DR 1	0.43
DR 2	0.09	RC 8 NC	21.80	DR 2	0.09
DR 3.5	0.03			DR 3.5	0.03
RC 5	0.29		21.84	RC 5	0.29
RC 8	20.98			RC 8	20.98
	21.82				21.82

Comments

Issue Number 1-057		Petitioner County Council		Location North side of Park Dr, between Annapolis Rd and Glenrose Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations
BL	0.02	DR 1 NC	2.12	BL	0.02
DR 5.5	2.07			DR 5.5	2.07
RO	0.03		2.12	RO	0.03
	2.12				2.12

Comments



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Issue Number 1-058		Petitioner County Council		Location 3939 Park Dr					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	0.74	RC 20	0.82	DR 5.5	0.74				
ML	8.17	RC 50	254.01	ML	8.17				
RC 20	245.92			RC 20	245.92				
	254.83		254.83		254.83				
Comments									

Issue Number 1-059		Petitioner County Council		Location West side of Melvin Ave, 700 feet south of Edmondson Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 2	2.46	DR 1 NC	2.46	DR 2	2.46				
2.46		2.46		2.46					
Comments									